



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

January 22, 2024

Mark Philips  
M Squared Wireless  
2014 Granada Avenue  
San Diego, Ca 91204

**RE: Wireless Telecommunication Facilities Case No. 002180-2023  
222 W. Eulalia Street**

Dear Mr. Philips:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.48.20 for a Wireless Telecommunications Facility Permit, the Community Development Director has processed your application for a new wireless telecommunication facility (Dish Wireless) in "C3"-III (Commercial Service-Height District III), located at 222 W. Eulalia Street, described as Portions of Lot A in Tract No. 11689 in the City of Glendale, County of Los Angeles.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because the project involves the construction of a new wireless telecommunications facility that will result in the construction of a small structure and/or small new equipment or facilities in small structure where only minor modifications are made.

Note: Pursuant to Section 704(a), Title 7 of the Federal Telecommunications Act of 1996, only the Federal Government may regulate the environmental effects of radio frequency emissions from wireless telecommunications facilities.

**REQUIRED/MANDATED FINDINGS**

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development has **GRANTED WITH CONDITIONS**, your application based on the following findings:

**A. To the maximum extent reasonably feasible, the proposed wireless telecommunications facility has been designed to achieve compatibility with the community.**

The proposed installation consists of the following:

- Two (2) FRP screen enclosures
- Six (6) panel antennas
- Six (6) antenna mounts
- Twelve (12) RRUs
- Three (3) surge suppression devices
- Cable wall mounts on roof
- Jumpers
- One (1) equipment cabinet

The proposed wireless telecommunication facility project site is located in south Glendale in the Glendale Memorial Hospital and Health Center campus. The property is zoned C3 III (Commercial Service) Zone. The proposed wireless telecommunication facility will be located on the rooftop of a 3-story medical building. The proposed antennas will extend approximately 9 feet above the building and will be screened at their specified locations to match the existing building wall. The wall that is proposed to screen the antenna fronting San Fernando Road will be set back 5 feet from the building edge and will give the impression of being part of the building's original design. The second antenna screen will be placed at the edge of the building. The project also includes the installation of one (1) proposed generator connector on the southeast side of the building wall (close to the ground) facing the surface parking lot.

In 2010, the Wireless Telecommunication Facility ordinance was adopted, and classifications were given to different types of antennas. The proposed structure is classified as a Class 1 antenna under the City's Wireless Telecommunications Facilities ordinance. Class 1 facilities are facilities with antennas mounted on an existing or proposed nonresidential buildings.

The proposed new wireless telecommunication facility is compatible with the existing building as illustrated in the photo simulations and is consistent with the C3 III zone.

**B. Alternative configurations will not increase community compatibility or are not reasonably feasible.**

Alternative configurations on the site will not increase community compatibility or are not reasonably feasible. This configuration appears to be the most compatible as it is located at the existing site developed with a 3-story medical building. The proposed facility will be located on the roof of an existing commercial facility and will not be visible from the public right-of-way. The antennas will also have enclosures which match in color and texture of the

existing building.

**C. Alternative location on the site will not increase community compatibility or are not reasonably feasible.**

Alternative location on the site will not increase community compatibility or are not reasonably feasible. The location was selected due to the height, location, and design of the building. The subject roof-mounted new antenna facility will provide effective coverage for the City in the immediate commercial and residential area. The equipment enclosures will be located on the roof of the existing 3-story building and will be screened from public view as conditioned and required pursuant to Section 30.30.020 (B) of the Glendale Municipal Code (GMC).

**D. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.**

The location of the proposed wireless telecommunications facility at an alternative site will not increase community compatibility and is not reasonably feasible, since this is an existing building. The proposed facility will sit atop a three-story building along the corners of two building facades facing San Fernando Road. Given the height differential between the roof-mounted facility and the street level below, the antennas are not visible from the adjacent uses. The antennas will be screened and will match the existing color of the building. The facility is also not visually obtrusive upon the residential neighborhoods in the immediate San Fernando Mixed Use zone. Other taller alternative sites were considered by the applicant. However, according to the applicant, they either did not work from a signal propagation, or the property owners were not interested.

**E. The facility is necessary to close a significant gap in coverage.**

According to the applicant, this site maximizes the propagation of the signal to cover a specific area not covered by existing Dish Wireless facilities. The facility is situated so not to overlap existing Dish Facility signals in the area so not to make coverage redundant. According to the application, the purpose of the project is to increase the existing RF signal level in an area with existing radio frequency coverage. The Wireless Systems Administrator for the City's Information Services Department required Radio Frequency-Electromagnetic Energy (RF-EME) Report. The applicant has submitted the report which explained the radio frequency exposure hazards. The City's Wireless Systems Administrator has reviewed the report and was satisfied with the content and the recommendations.

- F. The applicant has submitted a statement of its willingness to allow other carriers to co-locate on the proposed wireless telecommunications facility wherever technically and economically feasible and where co-location would not harm community compatibility.**

The applicant, Dish Wireless, has submitted a statement, indicating that “other than possible technical interference, there will be no agreement between the property owner, the city and Dish, which would preclude other wireless carriers from installing facilities on the same/existing roof”.

- G. Noise generated by the equipment will not be unnecessary, excessive, annoying, or detrimental to the public health, safety, and welfare.**

The facility will be located atop a three-story, 45'-0" medical office building which is the average height in the immediate area based upon submitted photographs. According to the applicant, noise generating equipment will not be installed at this site. The proposed equipment will not emit any noise decibels more than established noise standards contained in Chapter 8.36 of the GMC.

- H. The facility complies with all of the requirements of state and federal laws, regulations and orders.**

According to the statement provided by the applicant on the application form, “Dish will comply will all local, state and federal laws while the proposed wireless telecommunication facility is operational”. The proposed location of the antennas and equipment enclosures comply with Zoning Code 30.48.070 development standards in terms of height, screening method, and visual appearance.

## **CONDITIONS OF APPROVAL**

**APPROVAL** of this Wireless Telecommunication Facility (WTF) shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

3. That all licenses, permits as required or approvals from Federal, State, or County or city authorities, including the City Clerk, shall be obtained, and kept current at all times.
4. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Planning and Neighborhood Service, etc.) for inspection to ascertain that all conditions of approval are in compliance.
5. That design review approval or exemption shall be obtained prior to the issuance of a building permit.
6. That all transmissions shall not produce noise or other disturbances which would interfere with normal activities in the area.
7. That any equipment service lighting shall be directed into the work area and shielded away from adjacent properties and residential uses.
8. That no direct or indirect lighting shall be used to illuminate the antennas.
9. That the premises shall be kept clean and in good condition at all times, free of graffiti and trash.
10. That the application and/or property owner shall be responsible for regular maintenance and upkeep of this wireless facility and associated areas consistent with the approved plans, drawings.
11. That the application shall demonstrate that all rooftop equipment associated with the proposed wireless facility is completely enclosed on all sides or screened from view of all public right-of-way pursuant to Section 30.30.020 (B)
12. All exterior colors and material used for the construction of the project shall be in substantial conformance with the approved material and color exhibit.
13. That all local, state, and federal compliance with regulations can be maintained during the existence of this facility.
14. In the event of a noise complaint is received during the operation of the facility, the applicant shall submit a noise study for review and approval by the Director of Community Development which demonstrates that the equipment complies with the Noise Ordinance.
15. That any expansion or modification of the facility or use or change in the operation shall require a new Wireless Telecommunication Facilities application. Expansion shall constitute addition of new equipment/antennas, or any physical changes, as determined by the Director of Community Development.

16. That in accordance with the provisions of Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Glendale and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The city will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.
17. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.
18. That the project shall comply with City of Glendale Fire Department conditions dated January 10, 2024.
19. That the project shall comply with City of Glendale Water and Power conditions dated October 24, 2023.
20. That the project shall comply with City of Glendale Police Department Wireless Communications Bureau conditions dated December 20, 2023 and January 9, 2024, including the conditions outlined in the RF-EME report dated January 3, 2024.
21. That the authorization granted herein shall be valid for a period of 10 years until **February 6, 2034**, until at which time, a reapplication must be made prior to the expiration date.

#### **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days (February 6, 2024) following the actual date of the decision.

***All appeals must be filed using the City's online permit portal:***

[www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click “Apply,” type “appeal” in the search bar, and apply for “Appeal of Planning Decision.” Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before **February 6, 2024**. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818.548.2115, or contacting the case planner, Shoghig Yepremian at [syepremian@glendaleca.gov](mailto:syepremian@glendaleca.gov) or 818-937-8135.

#### **GMC CHAPTER 30.41 PROVIDES FOR**

##### TERMINATION

Every right or privilege authorized by an Administrative Exception shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

##### CESSATION

An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

##### EXTENSION

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative exception.

#### **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

#### **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

## REVOCAATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days' notice by mail to the applicant or permittee.

## NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Shoghig Yepremian at (818) 937-8185/or via e-mail at [syepremian@glendaleca.gov](mailto:syepremian@glendaleca.gov).

Sincerely,  
Bradley Calvert  
Director of Community Development



Dennis Joe  
Planning Hearing Officer

DJ:SY:

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility (F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold);\_City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza ); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); and case planner– and case planner Shoghig Yepremian.



